

Chapter Comm 25

PLUMBING

Well Water Supply

Private well construction standards are regulated by the Department of Natural Resources through Chapter NR 812. Some counties (zoning, health departments) may also be involved in enforcement of well requirements.

Maximum Residential Water Heater Temperature Settings

Various state legislation regulates residential water heater settings. Although there are no inspection responsibilities for inspectors, you may be interested in these requirements. They require:

- Manufacturers to set water heater thermostats no higher than 125dF and to affix labels to heaters warning of the dangers and costs of higher settings. (s. 134.81, Wis. Stats.)
- Gas or electric public utilities to send an annual notice to customers on the dangers and costs of higher thermostat settings. (s. 196.373, Wis. Stats.)
- Landlords to set water heater thermostats no higher than 125°F (or at the minimum setting if that is over 125°F) before any new tenant occupies the premises. (s. 704.06, Wis. Stats.)

For further information, contact the Wisconsin Department of Agriculture, Trade and Consumer Protection, (608) 267-9512 or (800) 422-7128.

Section Comm 82.10 (2) of the Plumbing Code, referenced by s. Comm 25.01, requires that if a dwelling is connected to a private on-site waste treatment system (POWTS) or public sewer, then it shall be provided with a water closet, wash basin, kitchen sink and bathtub or shower. These fixtures shall be piped with an adequate water supply. A non-water based alternative to the water closet, such as a privy or composting or incinerating toilet may be installed per Ch. Comm 91, Sanitation, if not prohibited by the county or municipality.

Unless required by the county or municipality, a dwelling not served by a POWTS or public sewer does not require any plumbing fixtures. However, the dwelling shall be provided with an adequate source of potable water. If not prohibited by the county or municipality, it may be provided with an alternative non-water based toilet per Ch. Comm 91.

As before, any plumbing work done prior to legal occupancy, not including the installation of alternative non-water based toilets, shall be done by licensed plumbers. After occupancy, any plumbing work shall be done by licensed plumbers or the owner-occupant of a single-family home. Local ordinances may require post-occupancy plumbing work to be done only by licensed plumbers.